APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental form/documentation. A non-refundable application fee of $350.00 must be included with this application. Make check payable to COMIDA. Please see page 10 for additional information on costs and fees.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.growmonroe.org.

I. APPLICANT

A. Name Indus South Union Street, LLC
   Address 950 Panorama Trail S
   City/State/Zip Rochester, NY 14625
   Tax ID No. 82-2997803
   Contact Name Jett Mehta
   Title Managing Member
   Telephone (585) 248-2440
   E-Mail jmehtha@indushg.com

B. Owners of 20% or more of Applicant Company
   Name % Corporate Title
   Jett Mehta 51 Managing Member
   Hasit Mehta 25 Member
   Bhooopinder Mehta Tr 16
   Kripal Mehta Trust 8

C. Applicant’s Legal Counsel
   Name Stephen E. Hall
   Firm Attorney at Law
   Address 36 W Main Street, Ste 400
   City/State/Zip Rochester, NY 14614
   Telephone (585) 248-2440
   Fax
   Email stephenhall@stephen-hall.net

II. PROJECT

A. Address of proposed project facility
   101 South Union Street
   Rochester, NY 14607
   Tax Map Parcel Number 121.33-1-89.001 & 121.33-1-5.001
   City/Town/Village Rochester
   School District Rochester City School District
   Current Legal Owner of Property
   Indus South Union Street, LLC

B. Proposed User(s)/Tenant(s) of the Facility
   If there are multiple Users/Tenants, please attach additional pages
   Company Name Same as Owner
   Address
   City/State/Zip
   Tax ID No.
   Contact Name
   Title
   Telephone
   E-Mail
   % of facility to be occupied by company 100%

C. Owners of 20% or more of User/Tenant Company
   Name % Corporate Title

D. Benefits Requested (Check all that apply)
   ☑ Sales Tax Exemption
   ☐ Industrial Revenue Bond Financing
   ☑ Mortgage Recording Tax Exemption
   ☑ Real Property Tax Abatement
E. Description of project (check all that apply)

☑ New Construction

☐ Existing Facility

☐ Acquisition

☐ Expansion

☐ Renovation/Modernization

☐ Acquisition of machinery/equipment

☐ Other (specify) _________________________________

GENERAL DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY
(Attached additional sheets as necessary)

See Attached
II. PROJECT (cont’d)

F. Are other facilities or related companies located within New York State?

☑ Yes □ No

Location:
Other Indus hotel locations include Brockport, Springville, Victor, Bath, Rochester, Geneva, Penn Yan, Wellsville and Olean

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?

□ Yes ☑ No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

□ Yes ☑ No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency’s Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant’s competitive position in its respective industry**:

N/A

G. Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

☑ Yes □ No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken with the Financial Assistance to be provided by the Agency**:

This incentive is important to complete this project because it will benefit the community and the city bring in tourist to the downtown area. Without this incentive the total project could not be completed.

H. PROJECT TIMELINE

| Proposed Date of Acquisition | 07/18/2019 |
| Proposed Commencement Date of Construction | 04/01/2020 |
| Anticipated Completion Date | 06/01/2021 |

I. Contractor(s)

Indus Development Company, LLC
as General Contractor

J. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

☐ Yes - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

☐ No

**To be completed with Agency assistance.
III. PROPERTY TAX ABATEMENT/PAYMENT IN LIEU OF TAX AGREEMENT (PILOT)

Check One:

☐ JOBSPLUS

Requirements:
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is ________.

☐ LEASEPLUS

Requirements:
- University and/or medical related facilities in which a 501(c)3 entity leases from a for-profit entity.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is ________.

☐ ENHANCED JOBSPLUS

Requirements:
- A minimum $15 million investment in new plant, machinery and equipment or renovation of existing building(s) AND
- A minimum of 100 new jobs from new companies locating in Monroe County, or existing companies expanding operations here.

☐ GREEN JOBSPLUS

Requirements:
- LEED® Certification – Project must be rated as Certified, Gold, Silver or Platinum by the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is ________.

☐ SHELTER RENTS

for student housing or affordable housing projects.

☐ Local Tax Jurisdiction Sponsored PILOT

☐ NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT
IV. APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT.

<table>
<thead>
<tr>
<th>Building Construction or Renovation</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a. MATERIALS</td>
<td>$17,165,000</td>
</tr>
<tr>
<td>b. LABOR</td>
<td>$485,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Work</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>c. MATERIALS</td>
<td>$850,000</td>
</tr>
<tr>
<td>d. LABOR</td>
<td></td>
</tr>
<tr>
<td>e. Non-Manufacturing Equipment</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Furniture and Fixtures</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>f.</td>
<td>$2,800,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LAND and/or BUILDING Purchase</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>g.</td>
<td>$800,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Manufacturing Equipment</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>h.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Soft Costs (Legal, Architect, Engineering)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>i.</td>
<td>$2,440,000</td>
</tr>
<tr>
<td>j. G.C Materials</td>
<td>$272,248</td>
</tr>
<tr>
<td>k. G.C Labor</td>
<td>$477,752</td>
</tr>
<tr>
<td>l. Road Work Materials</td>
<td>$230,000</td>
</tr>
<tr>
<td>m. Road Work Labor</td>
<td>$230,000</td>
</tr>
</tbody>
</table>

Total Project Costs $25,750,000

B. Sources of Funds for Project Costs:

<table>
<thead>
<tr>
<th>a. Tax-Exempt Industrial Revenue Bond</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Taxable Industrial Revenue Bond</td>
<td></td>
</tr>
<tr>
<td>c. Tax-Exempt Civic Facility Bond</td>
<td></td>
</tr>
</tbody>
</table>

| d. Bank Financing                       | $20,600,000 |
| e. Public Sources                       |  |

Identify each state and federal grant/credit

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td></td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| f. Equity                                  | $5,150,000 |
| TOTAL SOURCES                             | $25,750,000 |

C. Has the applicant made any arrangements for the financing of this project?

☑ Yes  ☐ No

If so, please specify bank, underwriter, etc.
Pending

---

IV. COMPLETE FOR EACH USER/TENANT THAT IS SEEKING SALES TAX EXEMPTION

USER(S)/TENANT(S) PROJECT COSTS

Use additional sheets as necessary

Company Name

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the user(s)/tenant(s) for which a sales tax exemption is requested.

Estimated Costs Eligible for Sales Tax Exemption Benefit

<table>
<thead>
<tr>
<th>a. MATERIALS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>b. LABOR</td>
<td></td>
</tr>
<tr>
<td>c. Non-Manufacturing Equipment</td>
<td></td>
</tr>
<tr>
<td>d. Furniture and Fixtures</td>
<td></td>
</tr>
</tbody>
</table>

Other (specify)

| e.                                     |  |
| f.                                     |  |
| g.                                     |  |
| h.                                     |  |

Total $0

A non-refundable fee of ½% on TOTAL(s) above is due and payable upon issuance of a Sales Tax Letter to User(s)/Tenant(s)

UserTenant Company

Signature , Title Date

---

For Office Use Only

Total Assessment Value

<table>
<thead>
<tr>
<th>Land</th>
<th>Building</th>
</tr>
</thead>
</table>

Applicant 2002:  20-006A

UserTenant 2002:

RM  

5
VI. Value of Incentives

Project name: ProAmpac Rochester, LLC

A. IDA PILOT Benefits:

Current Land Assessment: 3,857,000
Taxes on Land: 148,842
Dollar Value of New Construction & Renovation Costs: 4,491,000
Estimated New Assessed Value of Project Subject to IDA: 8,348,000

| County Tax rate/$1,000 | 8.50 |
| Local Tax Rate* Tax Rate/$1,000 | 5.76 |
| School Tax Rate /$1,000 | 24.33 |
| Total Tax Rate | 38.59 |

<table>
<thead>
<tr>
<th>PILOT Year</th>
<th>PILOT Payment %</th>
<th>County PILOT Amount</th>
<th>Local PILOT Amount</th>
<th>School PILOT Amount</th>
<th>Total PILOT Amount</th>
<th>Full Tax Payment</th>
<th>Net w/o PILOT Exemption</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>90%</td>
<td>36,602</td>
<td>24,803</td>
<td>104,767</td>
<td>166,172</td>
<td>470,991</td>
<td>155,977</td>
</tr>
<tr>
<td>2</td>
<td>80%</td>
<td>40,419</td>
<td>27,390</td>
<td>115,694</td>
<td>183,503</td>
<td>470,991</td>
<td>138,646</td>
</tr>
<tr>
<td>3</td>
<td>70%</td>
<td>44,237</td>
<td>29,977</td>
<td>126,621</td>
<td>200,834</td>
<td>470,991</td>
<td>121,315</td>
</tr>
<tr>
<td>4</td>
<td>60%</td>
<td>48,054</td>
<td>32,564</td>
<td>137,547</td>
<td>218,165</td>
<td>470,991</td>
<td>103,985</td>
</tr>
<tr>
<td>5</td>
<td>50%</td>
<td>51,871</td>
<td>35,150</td>
<td>148,474</td>
<td>235,495</td>
<td>470,991</td>
<td>86,654</td>
</tr>
<tr>
<td>6</td>
<td>40%</td>
<td>55,689</td>
<td>37,737</td>
<td>159,400</td>
<td>252,826</td>
<td>470,991</td>
<td>69,323</td>
</tr>
<tr>
<td>7</td>
<td>30%</td>
<td>59,506</td>
<td>40,324</td>
<td>170,327</td>
<td>270,157</td>
<td>470,991</td>
<td>51,992</td>
</tr>
<tr>
<td>8</td>
<td>20%</td>
<td>63,323</td>
<td>42,911</td>
<td>181,254</td>
<td>287,488</td>
<td>470,991</td>
<td>34,662</td>
</tr>
<tr>
<td>9</td>
<td>10%</td>
<td>67,141</td>
<td>45,498</td>
<td>192,180</td>
<td>304,819</td>
<td>470,991</td>
<td>17,331</td>
</tr>
<tr>
<td>10</td>
<td>0%</td>
<td>70,958</td>
<td>48,084</td>
<td>203,107</td>
<td>322,149</td>
<td>470,991</td>
<td>0</td>
</tr>
</tbody>
</table>

Total: 537,799 364,438 1,539,371 2,441,609 4,709,910 779,885

Note: * Local Tax Rate for Town/City/Village

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption for facility construction: 211,200
Estimated Sales Tax exemption for fixtures and equipment: 116,000
Estimated duration of Sales Tax exemption: June 30, 2021

C. Mortgage Recording Tax Exemption Benefit:

Estimated Value of Mortgage Recording Tax exemption: $0

D. Industrial Revenue Bond Benefit

IRB inducement amount, if required: $0

E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives: $1,107,084.61
Percentage: 18.63%
Sources of Funds (Section IV.B.) $5,941,000.00

** All estimates are based on current tax rates.
**VII. PROJECTED EMPLOYMENT**

Complete for each Applicant or User/Tenant

**Company Name:** Indus South Union Street, LLC

[Check box for Applicant or User/Tenant]

You must include a copy of the most recent NYS-456 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return OR if you have multiple locations within New York State, the Bureau of Labor – BLS 3020 – Multiple Worksite Report

<table>
<thead>
<tr>
<th></th>
<th>Current # of jobs at proposed project location or to be relocated to project location</th>
<th>IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED</th>
<th>IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion</th>
<th>Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full time (FTE)</td>
<td>0.0</td>
<td>0.0</td>
<td>27.0</td>
<td>27</td>
</tr>
<tr>
<td>Part Time (PTE)</td>
<td>0.0</td>
<td>0.0</td>
<td>18.0</td>
<td>18</td>
</tr>
<tr>
<td>Total</td>
<td>0.0</td>
<td>0.0</td>
<td>45.0</td>
<td>45</td>
</tr>
</tbody>
</table>

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column. The Labor Market Area includes: Monroe County, Orleans County, Genesee County, Wyoming County, Livingston County, Ontario County, Wayne County, Yates County, and Seneca County chosen at the Agency’s discretion.

[Remainder of this Page Intentionally Left Blank]
VIII. LOCAL LABOR

To be completed by all Applicants and Users/Tenants of Projects which include the construction of new, expanded or renovated facilities:

Company Name ____________________________________________________________

Applicant: [ ] or User/Tenant: [ ]

All project employees of the general contractor, subcontractor, or sub to a subcontractor (contractors) working on the project must reside within the following counties in the State of New York: Monroe, Genesee, Livingston, Ontario, Orleans, Seneca, Wayne, Wyoming or Yates. The All-Local Labor criterion will be verified based on employment, payroll and related records.

COMIDA understands that at certain times local labor may not be available within the local area. Under this condition, applicants are required to complete a waiver request of the All-Local Labor requirement prior to beginning construction. Contractors do not have to be local companies as defined herein, but must employ local people to qualify under the All-Local Labor criterion.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

Indus South Union Street, LLC

(APPLICANT or USER/TENANT COMPANY)

[Signature]  , Title  1/6/20

Managing Member  Date
IX. FEES

1. Application Fee - Send with Completed Application

A non-refundable application fee of Three Hundred Fifty Dollars ($350.00) shall be charged each applicant.

2. Administrative Fee - Paid at Closing

   (a) For tax-exempt IRB bond issues, the fee shall be one percent (1%) of the project amount. For projects that utilize a Payment In Lieu of Taxes (PILOT) agreement, an additional one-quarter percent (1/4%) will be added.

   (b) For lease/leaseback transactions and taxable bond issues, the fee shall be one-half percent (1/2%) of the project amount. For projects that utilize a Payment In Lieu of Taxes (PILOT) agreement, an additional one-quarter percent (1/4%) will be added.

   (c) For refunding outstanding COMIDA bond issues, the fee shall be one-quarter percent (1/4%) of the new issuance amount.

3. If a sales tax letter is required prior to closing, a non-refundable twenty-five percent (25%) of the Administrative Fee and Agency Counsel fee is payable at that time. This amount will be applied towards the Administrative fee and Agency Counsel Fee. The Sales Tax Letter shall only be for a three (3) month period. If the project does not have a formal closing within three (3) months of the sales tax letter being issued, and an extension is not granted, the balance of the Administrative fee and Agency Counsel fee become immediately due and payable.

4. Agency Counsel fee is one-third (1/3) of the Agency's Administrative fee, with a minimum fee for a lease/leaseback transaction of $4,000.00.

5. Designated Bond Counsel fee is based on the complexity and amount of the transaction.
X. CERTIFICATION

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.

B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which own a minimum of 20% of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.

C. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

D. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

E. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.

F. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

G. Applicant hereby releases the County of Monroe Industrial Development Agency ("Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys’ fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this
Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

APPLICANT COMPANY

Indus South Union Street, LLC

Managing Member

Signature

Title

Date


USER/TENANT COMPANY

Signature

Title

Date
### General Conditions

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supervision</td>
<td>$477,752.00</td>
</tr>
<tr>
<td>Dumpsters</td>
<td>$53,248.00</td>
</tr>
<tr>
<td>Temp Facilities</td>
<td>$36,000.00</td>
</tr>
<tr>
<td>Temp Utilities</td>
<td>$60,000.00</td>
</tr>
<tr>
<td>Temp Heat</td>
<td>$68,000.00</td>
</tr>
<tr>
<td>Forklift</td>
<td>$45,000.00</td>
</tr>
<tr>
<td>Safety</td>
<td>$10,000.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$750,000.00</strong></td>
</tr>
</tbody>
</table>
Proposed Hotel

101 South Union Street

City of Rochester – Neighborhood of Play

Indus Hospitality Group, Inc. (IHG) is a family owned business which is comprised of 4 shareholders with Jett Mehta as the majority shareholder. IHG owns and operates more than 50 properties, primarily hotels and restaurants in the Rochester, Finger Lakes and Western New York regions. There are currently more than 900 people working for the company with its corporate office based in Rochester, NY. Indus South Union Street, LLC, applicant, is just one of many subsidiary companies owned and operated by IHG.

The team at IHG has been recognized numerous times as first-class operators, earning national and regional awards, including the Wyndham Hotel Group Franchisee of the Year Award, Dunkin’ Brands Rising Star of the Year, the Hilton Worldwide Lighthouse Award along with numerous TripAdvisor Awards for Excellence.

Having a local presence, IHG is particularly attracted to projects in its local community where we both live and work. IHG has joined efforts with The Strong Museum and Konar properties to develop the “Neighborhood of Play”. IHG was awarded the hospitality portion of the project by the City of Rochester via an RFP process. IHG intends to construct a new 90,000 sq. ft. 5- story, 125 room Hampton Inn & Suites by Hilton. The new hotel will be located on the corner of South Union Street and Howell Street adjacent to The Strong Museum. This expansion of our portfolio is set to open in late 2021.

While maintaining the Hampton Inn standards on the upper guest room floors, the ground floor will have the fun, whimsical, and visual playfulness consistent with the neighborhood. We believe our hotel will benefit business and family travelers, local and afar, through design, food & beverage, art and knowledge. The hotel will have a small exhibition space featuring a gallery provided by the National Strong Museum of Play, for all those toy enthusiasts. Amenities include a complimentary breakfast for our guests, an onsite bar with open seating for guests and outside patrons alike, a large pool and fitness center. Guest services include a business center, shuttle service, free wi-fi, mobile check-in, 24-sundry shop and on-site guest laundry. This hotel will allow our guests to experience all the comforts of home all the while adding to the new urban environment of the City of Rochester.